

\$1,099,900 - 283 99 Avenue Se, Calgary

MLS® #A2233740

\$1,099,900

5 Bedroom, 3.00 Bathroom, 1,826 sqft

Residential on 0.22 Acres

Willow Park, Calgary, Alberta

EXCELLENT INVESTMENT OPPORTUNITY to become the owner of this EXECUTIVE style raised bungalow with 1826SF on the main floor plus fully developed LEGAL BASEMENT SUITE (1625SF), a HUGE LOT (70x190) with over 9,600 SF (0.22 Acre), total 5 Bedrooms 3 Bathrooms, two kitchens and two laundry rooms, with back alley access and RV PARKING and OVERSIZED DOUBLE GARAGE, it is located in sought after Willow Park Community. This property is in immaculate condition and shows pride of ownership. Attractive open concept with living room, kitchen, family room and dining area. When you enter the house, the open foyer welcomes you with lots of natural light and views into the sunny south facing backyard. The park-like setting is a dream!!! Mature trees provide shade on those warm summer evenings. Here you can enjoy BBQs with friends and family. A spacious garden-shed provides all the room you need for your garden tools and furniture. The double detached heated garage gives shelter for 2 cars and all your winter outdoor equipment. The warm and inviting kitchen is a dream for every gourmet cook with all stainless-steel appliances, shining black color granite counter tops. Lots of cabinets offer plenty of space for storage. Huge living room with VAULTED CEILING and a gas fireplace – perfect to cozy up on those cold winter days. The huge primary bedroom comes with walk in closet and 6-piece ensuite. Second and third bedroom on



the opposite side of the house which give you a lot of privacy. The laundry room with new washer and dryer is conveniently located at the end of hallway. The LEGAL basement suite offers 2 bedrooms, another full bathroom, a HUGE flex room (700SF)with high ceiling and a few south facing windows. Here is enough space to play pool or watch TV with your loved ones. Easy access to all amenities including shopping (South Center Mall), schools and drives to the mountains through Ring Road. This house is currently operating as a very successful AIRBNB with on upper unit (Annual AIRBNB income of \$68,000) plus the long-term tenants(annual rent of \$18,000). Act today to start making money or you live on one level and rent the rest!!

Built in 1965

Essential Information

MLS® #	A2233740
Price	\$1,099,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,826
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	283 99 Avenue Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2J 0H9

Amenities

Parking Spaces 4

Parking Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Parking Pad, Rear Drive, RV Access/Parking, Plug-In

of Garages 2

Interior

Interior Features Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features Balcony, BBQ gas line, Fire Pit, Private Yard, RV Hookup, Storage

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, See Remarks, Flag Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025

Days on Market 6

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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